

STAFF COMMENTS:

- A. The Health Department has advised that the soils on this site are appropriate for the construction and operation of a sewage lagoon. Additionally, the Health Department is recommending a variance of the minimum 5-acre lot size for lagoons. This variance is being granted on a one-time only basis. The variance is needed because both proposed lots have been prematurely sold to new owners and the obtaining of additional usable land is doubtful because of the drainage characteristics of the plat and surrounding areas.
- B. On the final plat tracing, the dimensioning arrows for the Southwestern Bell Telephone easement on Lot 2, shall be relocated to properly indicate the location of the subject easement.
- C. The plat's text shall be amended to state that the access controls are being dedicated to the appropriate governing body.
- D. On the final plat tracing, the appropriate year (1988) should be inserted where necessary.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.

JANUARY 21, 1988

STAFF REPORT

CASE NUMBER: S/D 87-100 - LAGALY THIRD ADDITION

OWNER/APPLICANT: Cleo Lagaly

SURVEYOR/ENGINEER:

LOCATION: Southeast corner of 199th Street West and 6th Street South.

SITE SIZE: 10 Acres

NUMBER OF LOTS:

|              |   |
|--------------|---|
| Residential: | 2 |
| Office:      |   |
| Commercial:  |   |
| Industrial:  |   |
| Total:       | 2 |

MINIMUM LOT AREA: 3.62 Acres

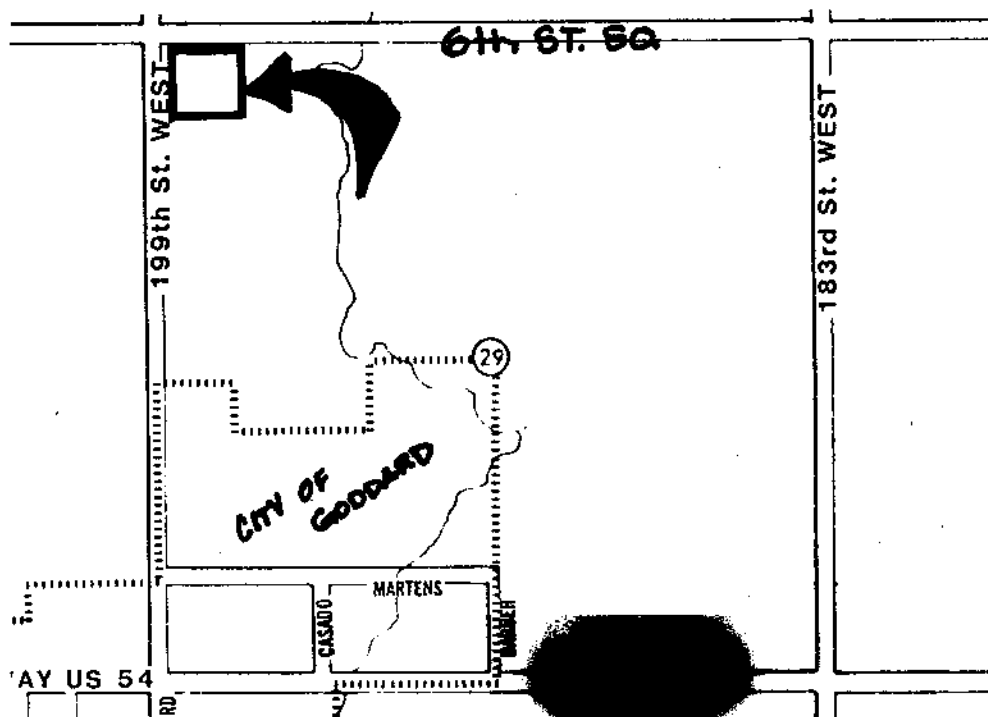
CURRENT ZONING: "R"

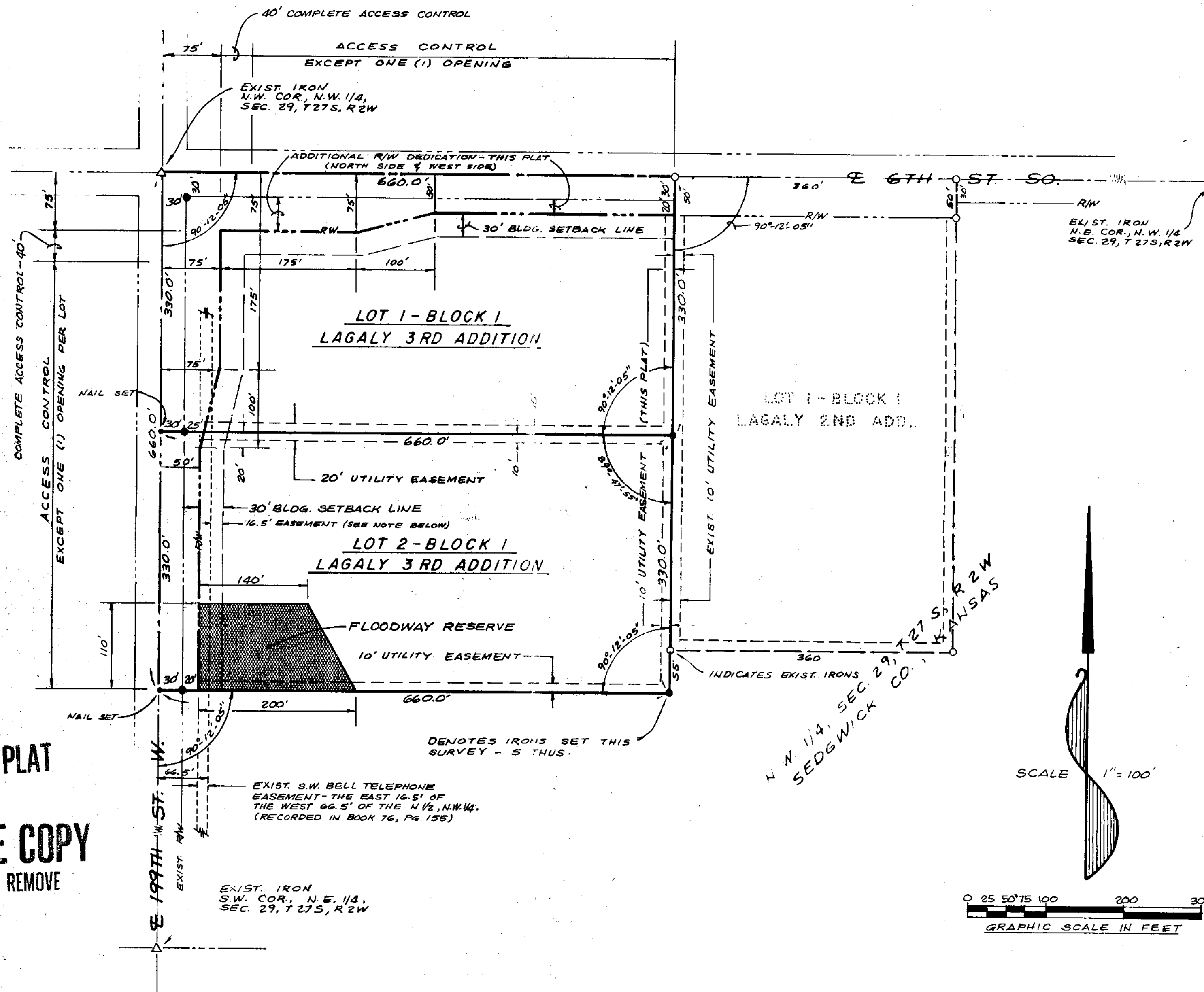
PROPOSED ZONING: "R"

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VICINITY MAP:





FINAL PLAT  
OFFICE COPY  
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 1/14/88 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 1/14/88

|                                 |                     |
|---------------------------------|---------------------|
| PLAT                            |                     |
| LOTS 1 & 2 - BLOCK 1            |                     |
| LAGALY THIRD ADDITION           |                     |
| SEDGWICK COUNTY, KANSAS         |                     |
| OWNERS:                         | PLATTED BY:         |
| LOT 1 - CLEO & ELIZABETH LAGALY | D. L. WINFREY, L.S. |
| LOT 2 - LANCE & CINDA SERAFIN   | GODDARD, KANSAS     |
| DATE: DEC. 4, 1987              |                     |

STATE OF KANSAS )  
COUNTY OF SEDGWICK) SS.  
ENGINEER'S CERTIFICATE  
I, D.L. Winfrey, a licensed land surveyor in the State of Kansas, do hereby certify that I have surveyed and platted  
Lots 1 and 2, Block 1, Lagaly Third Addition, Sedgwick County, Kansas, the metes and bounds description of the total  
platted area being described as beginning at the northwest corner of the Northwest Quarter (NW Cor., NW 1/4) of Section 29,  
Township 27 South, Range 2 West of the 6th P.M., Sedgwick County, Kansas; thence east along the north line of said NW 1/4,  
660.0 feet; thence south parallel to the west line of said NW 1/4, 660.0 feet; thence west parallel to the north line of  
said NW 1/4, 660.0 feet, to the west line of said NW 1/4; thence north along the west line of said NW 1/4, 660.0 feet, to the  
point of beginning, said described tract containing 10.0 acres, more or less.  
D.L. Winfrey, L.S.  
DEC. 4, 1987  
DARRYL L. WINFREY  
REGISTERED  
KANSAS  
LAND SURVEYOR  
15-913

OWNER'S CERTIFICATE  
KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby certify that they are the owners or otherwise have  
invested interest in, the above described lands and have caused the same to be surveyed and platted into a Block and  
two lots, the same to be known as "LOTS 1 AND 2, BLOCK 1, LAGALY THIRD ADDITION, SEDGWICK COUNTY, KANSAS".  
All utility easements shown thereon are hereby dedicated and granted for the future installation and maintenance of  
any public utilities. Additional county roadway right-of-way along the north and west sides of the platted tracts,  
is hereby dedicated to Sedgwick County, at the width, length and locations as shown on the herein plat.  
Access control shall be as indicated on the herein plat, providing one point of access on 6th Street South, for  
Lot 1; one point of access on 199th Street West for Lot 1; and one point of access on 199th Street West, for Lot 2.  
The location of all access points for both lots shall be determined by the Sedgwick County Engineering Department.  
The floodway reserve area as shown on the plat, at the southwest corner of Lot 2, shall be the responsibility of  
the property owners in the Addition, until such time as the governing body exercising jurisdiction, elects to assume  
the responsibility for maintenance and improvements for the drainage, provided further that no building shall be  
constructed on or within said floodway reserve, nor any fill, change in grade, creation of channels, or other works be  
carried on without the permission of the appropriate engineer.

OWNERS OF LOT 1: CONTRACT OWNERS MORTGAGE HOLDER - ST. BANK OF COLWICH, KS.  
Cleo E. Lagaly (Husband & Wife) BY: John Suellentrop-President  
Elizabeth A. Lagaly  
OWNERS OF LOT 2: Lance V. Serafin (Husband & Wife) Cinda L. Serafin

STATE OF KANSAS )  
COUNTY OF SEDGWICK) SS.  
ACKNOWLEDGEMENT  
This instrument was acknowledged before me on the day of 1987 by CLEO E. LAGALY AND  
ELIZABETH A. LAGALY, Husband and Wife; The State Bank of Colwich, Kansas, by its President JOHN SUELLENTROP,  
and by LANCE V. SERAFIN, Husband and Wife, all known personally by me to be the same  
persons who executed the foregoing instrument of writing and duly acknowledged the execution of the same as  
my notarial act and deed of each of them. In testimony whereof, I have hereunto set my hand and affixed  
My Commission Expires: Notary Public

APPROVALS  
This plat has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Planning  
Commission, this day of 1987.  
Elton Parsons-Chairman Marvin S. Krout-Secretary

This plat has been submitted to and all dedications shown thereon, has been approved by the Board of  
County Commissioners, Sedgwick County, Kansas, this day of 1987.  
Tom Scott-Chairman Mark F. Shroeder Pro-tem Chairman David Bayouth Commissioner  
Bernard A. Hentzen Commissioner Billy Q. McCray Commissioner  
Don Wright-County Clerk

TRANSFER RECORDS  
Entered on transfer records in my office this day of 1987.  
Don Wright-County Clerk

REGISTER OF DEEDS  
STATE OF KANSAS )  
COUNTY OF SEDGWICK) SS.  
This is to certify that this instrument was filed for record in the Register of Deeds Office,  
Sedgwick County, Kansas, at O'Clock, on the day of 1987,  
and duly recorded in  
Pat Ketter - Reg. of Deeds Ed Resa - Deputy



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
155 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1569  
316-258-4501

January 21, 1988

Cleo Lagaly  
R.R. #1  
2751 N. 21st Street N.  
Colwich, KS 67030

Re: Final Plat S/D 87-100 - LAGALY THIRD ADDITION

Dear Mr. Lagaly:

At the regular meeting of the Metropolitan Area Planning Commission on January 21, 1988, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 14, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Forrest L. Nagley".  
Forrest L. Nagley  
Senior Planner

FLN:dik

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